



Bush & Co.



10 The Westering, Cambridge, CB5 8SF

Guide Price £500,000 Freehold



Energy Rating Band D

In brief the accommodation consists, on the ground floor; a welcoming entrance hallway provides access into the sitting room and the living room, there are stairs rising to the first floor, with ample storage beneath.

The sitting room is light bright and airy measuring 24ft in length, there is a modern electric fireplace, bay window to front aspect, double glazed doors, lead through to the dining room.

The well-equipped kitchen, has a range of matching base and level cabinets, ample worksurfaces, breakfast bar for informal dining, Siemens double oven, Siemen's microwave, 5 ring gas hob with extractor above intergraded dishwasher appliances, space and plumbing for further appliances. The dining room is off the kitchen, and has sliding patio doors out to the rear garden.

The ground floor accommodation is finished with a shower room, WC and hand wash basin.

On the first floor there are 4 bedrooms, 3 doubles and a single, all situated off a central landing. The principal bedroom has built in wardrobes and cupboards and is located at the rear of the property, with views over the garden, bedrooms 2 and 3 are both doubles, bedroom 4 is a single.

The family bathroom, has a corner bath with shower attached, WC, hand wash basin.

Outside; the property is set back from the road, there is off street parking for 2 vehicles, on a block paved driveway. The large private rear garden, is of particular note, there is a large patio area the remainder predominantly laid to lawn, a pathway to the bottom of the garden leads to a timber storage shed.

The Westering is a traditional street of 1930's semi-detached homes which is located on the eastern fringe of the city. The location allows for convenient access to the A14 and the Cambridge north railway station is less than 2 miles away using the Chisolm trail. The city centre, Addenbrookes hospital biomedical campus and Milton Road science/business parks are all within easy reach and there are numerous shops and supermarkets nearby.



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Total area: approx. 106.9 sq. metres (1151.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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